

SENATE BILL NO. 310

INTRODUCED BY SHOCKLEY, MCGEE

A BILL FOR AN ACT ENTITLED: "AN ACT PROHIBITING A WAIVER OF RIGHT TO PROTEST AS A
CONDITION OF SUBDIVISION APPROVAL; AND AMENDING SECTION 76-3-608, MCA."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

Section 1. Section 76-3-608, MCA, is amended to read:

"76-3-608. Criteria for local government review. (1) The basis for the governing body's decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrates that development of the proposed subdivision meets the requirements of this chapter. A governing body may not deny approval of a proposed subdivision based solely on the subdivision's impacts on educational services.

(2) The governing body shall issue written findings of fact that weigh the criteria in subsection (3), as applicable.

(3) A subdivision proposal must undergo review for the following primary criteria:

(a) except when the governing body has established an exemption pursuant to subsection (6) of this section or except as provided in 76-3-509, 76-3-609(2) or (4), or 76-3-616, the impact on agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety;

(b) compliance with:

(i) the survey requirements provided for in part 4 of this chapter;

(ii) the local subdivision regulations provided for in part 5 of this chapter; and

(iii) the local subdivision review procedure provided for in this part;

(c) the provision of easements for the location and installation of any planned utilities; and

(d) the provision of legal and physical access to each parcel within the proposed subdivision and the required notation of that access on the applicable plat and any instrument of transfer concerning the parcel.

(4) The governing body may require the subdivider to design the proposed subdivision to reasonably

1 minimize potentially significant adverse impacts identified through the review required under subsection (3). The
2 governing body shall issue written findings to justify the reasonable mitigation required under this subsection (4).

3 (5) (a) In reviewing a proposed subdivision under subsection (3) and when requiring mitigation under
4 subsection (4), a governing body may not unreasonably restrict a landowner's ability to develop land, but it is
5 recognized that in some instances the unmitigated impacts of a proposed development may be unacceptable and
6 will preclude approval of the subdivision.

7 (b) When requiring mitigation under subsection (4), a governing body shall consult with the subdivider
8 and shall give due weight and consideration to the expressed preference of the subdivider.

9 (6) The governing body may exempt proposed subdivisions that are entirely within the boundaries of
10 designated geographic areas from the review criteria in subsection (3)(a) if all of the following requirements have
11 been met:

12 (a) the governing body has adopted a growth policy pursuant to chapter 1 that:

13 (i) addresses the criteria in subsection (3)(a);

14 (ii) evaluates the impact of development on the criteria in subsection (3)(a);

15 (iii) describes zoning regulations that will be implemented to address the criteria in subsection (3)(a); and

16 (iv) identifies one or more geographic areas where the governing body intends to authorize an exemption
17 from review of the criteria in subsection (3)(a); and

18 (b) the governing body has adopted zoning regulations pursuant to chapter 2, part 2 or 3, that:

19 (i) apply to the entire area subject to the exemption; and

20 (ii) address the criteria in subsection (3)(a), as described in the growth policy.

21 (7) A governing body may conditionally approve or deny a proposed subdivision as a result of the water
22 and sanitation information provided pursuant to 76-3-622 or public comment received pursuant to 76-3-604 on
23 the information provided pursuant to 76-3-622 only if the conditional approval or denial is based on existing
24 subdivision, zoning, or other regulations that the governing body has the authority to enforce.

25 ~~(8) A governing body may not require as a condition of subdivision approval a waiver of right to protest~~
26 ~~for governing body actions including annexation, zoning, the creation of a special improvement district, or the~~
27 ~~creation of a rural improvement district. THAT A PROPERTY OWNER WAIVE A RIGHT TO PROTEST THE CREATION OF A~~
28 ~~SPECIAL IMPROVEMENT DISTRICT OR A RURAL IMPROVEMENT DISTRICT FOR CAPITAL IMPROVEMENT PROJECTS THAT DOES~~
29 ~~NOT IDENTIFY THE SPECIFIC CAPITAL IMPROVEMENTS FOR WHICH PROTEST IS BEING WAIVED. A WAIVER OF A RIGHT TO~~
30 ~~PROTEST MAY NOT BE VALID FOR A TIME PERIOD LONGER THAN 15 20 YEARS AFTER THE DATE THAT THE FINAL SUBDIVISION~~

1 PLAT IS FILED WITH THE COUNTY CLERK AND RECORDER."

2 - END -